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ANNUAL REPORT  
OF THE  
**BUILDING DEPARTMENT**

YEAR ENDING DECEMBER 31, 1971

BOSTON, MAY 1, 1972.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1971.

RICHARD R. THUMA, JR.,  
*Building Commissioner.*

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## DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871,

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

The present Building Code, Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council. Acceptance by the Council was delayed pending granting by the Legislature to the Council authority to make revisions in the law as passed by the Legislature. This authority was granted by Chapter 217 of the Acts of 1938; whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council, and on May 10, 1943, Parts 1 to 25 of the act were approved. Parts 26 to 32 were approved by the Council on December 21, 1943. Part 33, “War Provision,” and Part 34, “Fall-out Shelters,” were added by later amendments. Since 1943 the code has undergone several minor and three major amendments or revisions. Part 23, “Live and

Dead Loads," Part 28, "Steel and Iron," and Part 29, "Excavations and Foundations," have been completely revised, updated, and rewritten, and are incorporated in recent reprints of the code. Part 25, "Wood," Part 26, "Reinforced Concrete," and Part 27, "Precast Gypsum Concrete," are now undergoing revision and updating.

The Building Code places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 on the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,\* and the Zoning Commission. Chapter 616 of the Acts

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\* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955, in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth, created the Historic Beacon Hill District, bounded

“southerly by the northerly sideline of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly sideline of Charles street; northerly again by the southerly sideline of Charles street; northerly again by the southerly sideline of Revere street; westerly again by the westerly sideline of Myrtle street; northerly again by the southerly sideline of Myrtle street; and easterly again by the westerly sideline of Hancock street and said sideline extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street,”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again



by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles street."

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

"southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estates numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located as 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework

of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

"Westerly by the easterly sideline of Charlesgate East; northerly by the southerly sideline of Back street; easterly by the westerly sideline of Embankment road; northerly by the southerly sideline of Beacon street; easterly by the westerly sideline of Arlington street; southerly by the northerly sidelines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly sideline of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly sideline of Massachusetts avenue; and southerly by the northerly sideline of Newbury street."

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 12, 1962.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

A reevaluation of the first five chapters of the new Building Code is under way.

CLASSIFICATION OF DEPARTMENT PERSONNEL

(As effective on December 31, 1970)

QUOTA	TITLE	GRADE	COMPENSATION	
				\$20,000 00
1	Building Commissioner . . . . .			416 00
1	Supervising Structural Engineer . . . . .	R-21	\$392 00	368 00
3	Assistant Building Commissioners . . . . .	R-20	328 25	352 00
1	Associate Civil Engineer . . . . .	R-19	328 25	291 50
1	Supervisor of Construction and Safety Inspection . . . . .	R-17	271 75	278 50
1	Supervisor of Mechanical Inspection . . . . .	R-17	245 75	291 50
1	Supervisor of Electrical Inspection . . . . .	R-17	271 75	239 50
1	Senior Mechanical Engineer . . . . .	R-17	210 75	291 50
1	Senior Electrical Engineer . . . . .	R-17	258 50	216 00
1	Zoning Administrator . . . . .	R-16	190 75	265 00
3	Senior Administrative Assistants . . . . .	R-16	245 75	239 50
1	Chief Gas and Sprinkler Inspector . . . . .	R-16	210 75	216 00
1	Principal Legal Assistant . . . . .	R-16	190 75	239 50
1	Administrative Assistant . . . . .	R-15	221 50	239 50
3	Chief Building Inspectors . . . . .	R-15	210 75	239 50
3	Chief Electrical Inspectors . . . . .	R-15	210 75	239 50
1	Chief Elevator Inspector . . . . .	R-15	210 75	239 50
1	Chief Plumbing Inspector . . . . .	R-15	221 50	216 00
3	Chief Building Administrative Clerks . . . . .	R-14	200 50	216 00
1	Chief Egress Inspector . . . . .	R-14	190 75	216 00
2	Senior Legal Assistants . . . . .	R-14	200 50	195 50
1	Building Plan Examiner . . . . .	R-13	172 75	195 50
2	Head Administrative Clerks . . . . .	R-13	181 50	195 00
6	Senior Building Inspectors . . . . .	R-13	181 50	179 50
6	Senior Electrical Inspectors . . . . .	R-13	179 50	145 50
1	Senior Gas and Sprinkler Inspector . . . . .	R-13	135 50	177 00
1	Senior Elevator Inspector . . . . .	R-13	156 75	195 50
1	Senior Plumbing Inspector . . . . .	R-13	181 50	186 00
1	Building Construction and Repair Inspector . . . . .	R-12	172 75	186 00
30	Building Inspectors . . . . .	R-12	172 75	170 00
2	Exterior Electrical Inspectors . . . . .	R-12	162 00	170 00
15	Interior Electrical Inspectors . . . . .	R-12	170 00	168 50
10	Elevator Inspectors . . . . .	R-12	149 25	186 00
7	Gasfitting Inspectors . . . . .	R-12	172 75	186 00
12	Plumbing Inspectors . . . . .	R-12	172 75	186 00
1	Sprinkler Inspector . . . . .	R-12	172 75	186 00
1	Street Numbering Inspector . . . . .	R-12	172 75	153 00
1	Senior Egress Inspector . . . . .	R-12	172 75	186 00
1	Assistant Zoning Administrator . . . . .	R-12	135 50	186 00
1	Head Clerk and Secretary . . . . .	R-12	172 75	177 00
1	Principal Cashier . . . . .	R-12	156 75	177 00
3	Egress Inspectors . . . . .	R-11	164 50	177 00
1	Egress Zoning Inspector . . . . .	R-11	164 50	177 00
2	Head Clerks . . . . .	R-11	164 50	153 00
2	Building Plans Storage Attendants . . . . .	R-8-L	142 00	153 00
6	Principal Clerks . . . . .	R-8	142 00	132 50
7	Senior Clerk and Typists . . . . .	R-5	118 25	89 00
1	Clerk and Typist . . . . .	R-2	84 25	



The following is a statement showing by number, purpose, and estimated cost the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

### Year Ending December 31, 1971

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theaters, halls, movies.....	4	\$2,440,000	—	—	4	\$2,440,000
Churches, chapels, synagogues.....	1	125,000	—	—	1	125,000
Dwellings, one-family.....	36	621,300	765	\$434,900	801	1,056,200
Dwellings, two-family.....	28	1,242,200	781	4,490,200	809	2,031,800
Dwellings, three-family.....	—	—	843	—	843	4,490,200
Dwellings, with stores.....	—	—	—	—	—	—
Dwellings, multifamily.....	154	176,892,400	202	20,579,500	456	197,471,900
Multifamily, with stores.....	—	—	—	—	—	—
Educational buildings, schools, colleges, academies, etc.....	—	—	—	—	—	—
Garage and repair shops.....	14	3,510,900	—	—	14	3,510,900
Hotel and club buildings.....	1	1,200,000	—	—	1	1,200,000
Institutional buildings, hospitals, clinics, asylums.....	4	51,905,000	4	500,000	8	52,504,000
Lodgings, dormitories, homes, convents, etc.....	—	—	1	2,500,000	1	2,500,000
Manufacturing buildings, bakeries, laundries, workshops, etc.....	29	12,916,200	893	9,666,000	922	22,582,200
Merchandise buildings, stores, salesrooms, service stations, etc.....	18	181,428,000	899	11,233,200	917	192,661,200
Office and bank buildings.....	2	660,000	—	—	2	660,000
Public buildings.....	3	771,200	—	—	3	771,200
Stables, kennels, etc.....	—	—	—	—	—	—
Storage buildings.....	9	118,800	—	—	9	118,800
Miscellaneous.....	—	—	—	—	—	—
Total.....	303	\$433,831,000	4,388	\$50,193,400	4,691	\$484,024,400

Month of December	
Taxable.....	\$431,334,400
Nontaxable.....	\$52,690,000
12-Month Period	
Taxable.....	87.3%
Nontaxable.....	12.2%

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

### Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1971		1970	
	Buildings	Families	Buildings	Families
1.....	36	36	30	30
2.....	28	56	10	20
3.....	—	—	—	—
4.....	—	—	—	—
Multi.....	154	2,463	148	2,458
Total.....	218	2,555	188	2,535

SUMMARY OF HOUSING CONSTRUCTION — YEAR, 1971	
New habitations erected.....	218
Accommodations provided by new construction.....	2,535
Accommodations provided by alterations.....	135
Habitations razed.....	506
Accommodations eliminated by razing.....	1,699
Accommodations eliminated by alterations.....	60
Net change in number of habitations.....	—288
Net change in number of accommodations.....	+911

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1971	
	Buildings	Families
One-family.....	506	1,699
Two-family.....		
Three-family.....		
Four-family.....		
Multi.....		

On January 1, 1971, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings . . . . .	44,645	
Buildings erected 1971 . . . . .	210	
	<u>          </u>	44,855
Buildings razed . . . . .		201
		<u>          </u>
Total brick and fire-resistive buildings on January 1, 1971 . . . . .		45,046
Wood buildings . . . . .	96,181	
Wood buildings erected . . . . .	93	
	<u>          </u>	96,274
Wood buildings razed . . . . .		405
		<u>          </u>
Total wood buildings (estimated) on January 1, 1972 . . . . .		95,869
Total of all buildings (estimated) on January 1, 1972 . . . . .		<u>140,915</u>

## Statement of Building Operations for the City of Boston for the Five Years Ending December, 1971

	1971			1970			1969			1968			1967		
	Number	Cost		Number	Cost		Number	Cost		Number	Cost		Number	Cost	
Type I, Fireproof.....	56	\$143,316,000		23	\$98,824,800		72	\$48,922,300		52	\$94,817,500		44	\$143,710,700	
Type II, Semifireproof.....	8	4,615,000		17	12,857,000		22	1,065,800		9	21,345,500		33	10,557,800	
Type IV, Brick and wood.....	146	219,447,800		99	91,932,600		191	31,058,900		126	45,632,700		83	22,880,900	
Type V, Metal frame.....	—	—		—	—		1	1,600		22	1,303,500		34	318,800	
Type VI, Wood frame.....	93	66,252,200		102	56,717,300		67	6,648,200		166	4,531,000		267	1,338,600	
Total new construction.....	303	\$433,831,000		281	\$260,331,700		353	\$87,696,800		381	\$167,630,200		466	\$178,806,800	
Alterations, additions, etc.....	4,388	50,193,400		3,715	52,878,200		3,012	64,053,300		3,613	36,037,900		5,830	37,705,500	
Total construction.....	4,691	\$484,024,400		3,995	\$313,209,900		3,365	\$151,755,100		3,999	\$197,668,100		6,296	\$216,512,300	
Plumbing.....	2,281	\$7,795,200		1,999	\$6,779,600		1,694	\$6,343,400		2,335	\$5,798,900		2,945	\$6,312,600	
Gasfitting.....	3,811	9,925,000		4,453	7,912,100		4,203	3,866,000		5,303	1,900,800		5,970	1,100,100	
Heaters and boilers.....	1,317	3,538,000		1,648	2,422,800		1,280	620,900		1,877	1,987,700		1,490	1,990,200	
Elevators, new freight.....	64	1,104,800		71	520,800		32	323,900		11	198,800		15	245,900	
Elevators, new passenger.....	60	1,066,400		75	278,600		30	318,900		34	798,700		78	1,477,900	
Elevators, alterations, freight.....	30	425,900		21	209,900		64	617,400		29	57,900		75	89,700	
Elevators, alterations, passenger.....	24	324,700		20	207,700		59	620,900		16	178,900		134	776,700	
Signs and projections.....	403	483,100		332	423,500		308	291,300		427	397,800		445	410,600	
Fire escapes.....	—	—		—	—		—	—		—	—		—	—	
Take-down, wood.....	405	876,400		460	513,400		394	382,100		373	475,300		455	411,100	
Take-down, brick.....	201	413,900		293	282,400		270	269,400		271	634,900		349	667,700	
Sprinklers.....	212	499,000		124	723,500		115	750,500		130	963,400		199	1,435,600	
Excavations.....	—	—		—	—		—	—		—	—		14	27,900	
Use of premises.....	58	—		68	—		71	—		32	27,900		34	—	
Total.....	8,866	\$26,452,400		9,664	\$20,280,400		8,520	\$14,404,700		10,850	\$13,421,000		12,203	\$14,945,900	
Total all work.....	13,557	\$510,476,800		13,660	\$333,490,300		11,885	\$166,159,800		14,849	\$211,089,100		18,499	\$231,458,200	



The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

### Five Calendar Years Ending December 31, 1971

NUMBER OF FAMILY UNITS IN EACH BUILDING	1971		1970		1969		1968		1967	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	36	36	30	30	49	49	97	97	234	234
2.....	28	56	10	20	67	134	24	48	49	98
3.....	—	—	—	—	1	8	1	3	—	—
4.....	}	—	—	—	}	—	8	32	—	—
Multi.....										
	154	2,019	348	3,948	160	2,490	126	4,226	45	1,485
Total.....	208	2,111	388	3,998	277	2,681	256	4,406	328	1,917
Estimated cost of housing construction	\$178,755,800		\$91,904,600		\$31,010,200		\$51,960,800		\$16,254,800	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

### Five Calendar Years Ending December 31, 1971

NUMBER OF FAMILY UNITS IN EACH BUILDING	1971		1970		1969		1968		1967	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	506	1,699	415	1,009	620	2,250	52	52	34	34
2.....							50	100	184	368
3.....							280	840	333	999
4.....							15	60	61	244
5.....							25	155	—	—
Total.....	506	1,699	415	1,009	620	2,250	422	1,207	612	1,645

Following is a list of construction projects involving an outlay of \$100,000 or more for which applications were filed with the Building Department during the calendar year 1971.

### Construction Projects in 1971

Apartment building.....New	Dorchester	63-69 Laredo Street	Freedom House Development	\$275,000
Apartment building.....New	Dorchester	53-59 Laredo Street	Freedom House Development	275,000
Apartment building.....New	Dorchester	41-51 Laredo Street	Freedom House Development	405,000
Apartment building.....New	Dorchester	33-39 Laredo Street	Freedom House Development	275,000
Apartment building.....New	Dorchester	60-68 Laredo Street	Freedom House Development	264,000
Hospital.....Alterations	West End	55 Fruit Street	Massachusetts General Hospital	250,000
Apartment building.....New	South Boston	1410 Columbia Road	Bay Tower Association	2,355,000
Office.....Alterations	South End	537-543 Tremont Street	Boston Redevelopment Authority	100,000
Apartment building.....New	Brighton	1-3-5-7-9-Bronson Street	Waverly Apartments Company	400,000
Apartment building.....New	Brighton	11-15-17-19-21 Bronson Street	Waverly Apartments Company	400,000
Apartment building.....New	Brighton	10-12-14 Lawrence Street	Waverly Apartments Company	200,000
Apartment building.....New	Brighton	31-33-35 Lawrence Street	Waverly Apartments Company	115,000
Apartment building.....New	Brighton	36-38-40-42 School Street	Waverly Apartments Company	300,000
Apartment building.....New	Brighton	273-275 Cambridge Street	Harry Indursky	510,000
Church.....Alterations	Jamaica Plain	118-150 Forest Hills Street	Ukrainian Catholic Church	125,000
School.....Alterations	Fenway	25 Shattuck Street	Harvard Medical School	200,000
Apartment building.....Alterations	Brighton	1387 Commonwealth Avenue	Commonwealth Federal Trust	182,000
Apartment building.....Alterations	Brighton	493-401 Washington Street	Commonwealth Federal Trust	142,000
Apartment building.....New	Brighton	50 Vineland Street	Richard Kelliher	280,000
Apartment building.....New	South Boston	647 Summer Street	E Street Association	300,000
Back Bay.....Alterations	Back Bay	397-399 Commonwealth Avenue	Association for Culture	150,000
Brighton.....Alterations	Brighton	736-748 Cambridge Street	St. Elizabeth's Hospital	100,000
Lodging House — Dormitory.....New	Fenway	721 Huntington Avenue	Peter Bent Brigham Hospital	130,000
Hospital.....Alterations	Jamaica Plain	125 Amory Street	Holcub Association	2,340,000
Apartment building.....Alterations	South Boston	40 Old Harbor Street	Carmelite Sisters	2,500,000
Nursing Home.....Alterations	South End	210-222 Harrison Avenue	Boston Redevelopment Authority	650,000
Apartment building.....Alterations	South End	224-236 Harrison Avenue	Boston Redevelopment Authority	812,000
Apartment building.....Alterations	South End	240-250 Harrison Avenue	Boston Redevelopment Authority	433,000
Apartment building.....Alterations	South End	252-262 Harrison Avenue	Boston Redevelopment Authority	203,000
Apartment building.....Alterations	Hyde Park	140 Hebron Street	Boston Redevelopment Authority	256,000
Apartment building.....New	Hyde Park	144 Hebron Street	Thomas Geraghty	320,000
Apartment building.....New	West Roxbury	Brookside Avenue	Roman Catholic Archdiocese of Boston	125,000
Office.....Alterations	Dorchester	200 Freeport Street	Stanley Blinstrub	400,000
Motel.....New	Dorchester	220 Freeport Street	Stanley Blinstrub	400,000
Motel.....New	Dorchester	250 Freeport Street	Stanley Blinstrub	400,000
Dining hall.....New	Brighton	49 Harvard Way	Harvard University	100,000

# Projects Costing \$100,000 or More (Continued)

Office research.....	Alterations	South End	102-116 Harrison Avenue	Tufts University School of Medicine	\$200,000
Office research.....	Alterations	South End	134-146 Harrison Avenue	Tufts University School of Medicine	400,000
Office research.....	Alterations	South End	57-63 Kneeland Street	Tufts University School of Medicine	125,000
Hospital.....	New	Roxbury	53 Parker Hill Avenue	Parker Hill Medical Center	1,700,000
Offices.....	New	City Proper	60 State Street	Trustees, 60 State Street	48,000,000
Recreation building.....	New	Roxbury	159 Norfolk Avenue	City of Boston	700,000
Recreation building.....	New	West Roxbury	70 Stimpson Street	City of Boston	700,000
Recreation building.....	New	East Boston	115 Paris Street	City of Boston	700,000
Hospital.....	Alterations	West End	55 Fruit Street	Massachusetts General Hospital	150,000
Restaurant-store.....	New	North End	229-237 Hanover Street	Douglas Realty	136,000
Apartment building.....	New	South End	318-342 Tremont Street	Boston Redevelopment Authority	1,909,000
Apartment building.....	New	South End	362-366 Tremont Street	Boston Redevelopment Authority	111,700
Apartment building.....	New	South End	350-360 Tremont Street	Boston Redevelopment Authority	236,200
Apartment building.....	New	South End	346-348 Tremont Street	Boston Redevelopment Authority	198,000
Office and garage.....	New	South End	651 Summer Street	E Street Association	400,000
Apartment.....	New	Roxbury	715-723 Dudley Street	Tab Association	210,000
Apartment.....	New	Roxbury	711-713 Dudley Street	Tab Association	140,000
Apartment.....	New	Roxbury	675-677 Dudley Street	Tab Association	360,000
Hospital.....	Alterations	Fenway	330 Brookline Avenue	Beth Israel Hospital	177,000
Apartment.....	Alterations	Back Bay	780 Boylston Street	Prudential Insurance	100,000
Clinic.....	New	West End	100 Josson Street	Massachusetts General Hospital	10,000,000
Apartment building.....	New	Brighton	100 Tremont Street	Donald Slade	700,000
Apartment building.....	New	Brighton	111 Tremont Street	Donald Slade	700,000
Apartment building.....	New	Dorchester	69-71 Ormond Street	Ormond Street Housing	258,000
Apartment building.....	New	Dorchester	73-75 Ormond Street	Ormond Street Housing	265,000
Garage.....	New	South End	274-284 Tremont Street	Tufts Medical Center	4,650,000
Apartment.....	New	Back Bay	154-170 Commonwealth Avenue	Pasquale Franchi	600,000
Apartment-store.....	Alterations	City Proper	470 Atlantic Avenue	Sheraton Building Corporation	100,000
Office.....	Alterations	Back Bay	85-105 Huntington Avenue	Prudential Insurance	1,200,000
Office.....	New	Brighton	15 Vint Street	New England Telephone & Telegraph Co.	168,000
Storage silo.....	New	Charlestown	285 Medford Street	Atlantic Cement	750,000
Apartment.....	New	Boston Proper	784-786 Washington Street	Boston Housing Authority	1,728,000
Apartment.....	New	Back Bay	100-112 Norway Street	Morville House	2,500,000
Gas station.....	New	Brighton	391-405 Market Street	A & R Realty Company	100,000
Processing plant.....	New	Roxbury	60 Walden Street	Fleischmann Corporation	110,000
Office.....	Alterations	Back Bay	85-105 Huntington Avenue	Prudential Insurance Co.	120,000
Bank-Office.....	Alterations	City Proper	100 Federal Street	First National Bank	900,000
Research.....	New	Roxbury	721 Huntington Avenue	Peter Bent Brigham Hospital	550,000



Store—office.....	Alterations	100,000	Washington North Realty
Hotel.....	Alterations	1,000,000	Maurice Epstein
Hotel.....	Alterations	1,000,000	Manuel Beckwith
Bank—office.....	Alterations	216,000	First National Bank
Lodging—restaurant—home.....	Alterations	200,000	333 Columbus Realty
Bank—office.....	New	39,850,000	National Bank of Boston
Apartment building.....	New	380,000	Tauras Apartments
School.....	Alterations	200,000	Boston University
Office—stores.....	New	1,175,000	Hawkins Associates Realty
Apartment building.....	New	1,000,000	Westcliffe Realty
Apartment building.....	New	165,000	Mishawum Park Association
Apartment building.....	New	135,000	Mishawum Park Association
Apartment building—stores.....	New	165,000	Mishawum Park Association
Apartment building.....	New	390,000	Mishawum Park Association
Apartment building.....	New	420,000	Mishawum Park Association
Apartment—stores.....	New	165,000	Mishawum Park Association
Apartment building.....	New	405,000	Mishawum Park Association
Apartment building.....	New	405,000	Mishawum Park Association
Apartment building.....	New	165,000	Mishawum Park Association
Apartment building.....	New	210,000	Mishawum Park Association
Apartment building.....	New	315,000	Mishawum Park Association
Apartment building.....	New	105,000	Mishawum Park Association
Apartment building.....	New	185,000	Mishawum Park Association
Apartment building.....	New	225,000	Mishawum Park Association
Apartment building.....	New	180,000	Mishawum Park Association
Apartment building.....	New	225,000	Mishawum Park Association
Nursing Home.....	New	120,000	Rooma Realty
Offices.....	Alterations	500,000	Idak Convalescent Center
Store—garage.....	New	2,200,000	Beale & Company
Apartment Building.....	New	105,000	Robert Naser
Hospital.....	Alterations	1,300,000	Robert Levine
Office.....	New	497,000	St. Elizabeth's Hospital
Apartment Building.....	New	225,000	Bricklayer's Union
		500,000	Guerino Federico

Number of permits and licenses issued from January 1 to December 31, 1971, by the Committee on Licenses, Building Department, and revenue received for same:

CLASS					Number of Permits and Licenses Issued	Revenue Received
Garages:						
Private	61	cars	3	permits	\$180	
Lubritorium	35	cars	12	permits	795	
Repair	183	cars	4	permits	350	
Business	260	cars	7	permits	478	
Public	2,646	cars	6	permits	1,380	
Totals	3,185	cars	37	permits	\$3,183	
Flammables:						
Total gallonage: 726,849 gallons . . .					72	5,364 00
Total number cubic feet of gases: 128,212 .					109	\$8,547 00

## FEES RECEIVED, BOSTON BUILDING DEPARTMENT — 1971

	Number	Fees
New buildings . . . . .	303	\$289,608 00
New elevators . . . . .	178	3,005 00
Alterations and repairs . . . . .	4,388	310,908 75
Electrical inspections . . . . .	5,797	185,372 50
Elevator inspections . . . . .	1,991	63,065 00
Plumbing permits . . . . .	2,281	18,839 00
Boiler permits . . . . .	1,317	3,577 50
Gasfitting permits . . . . .	3,811	11,628 50
Sprinkler permits . . . . .	212	12,536 00
Board of Appeal . . . . .	310	54,350 00
Amendments . . . . .	73	15,645 00
Foundations . . . . .	47	2,600 00
Law books and maps . . . . .	1,680	13,226 50
Garages . . . . .	37	3,183 00
Inflammables . . . . .	73	5,364 00
Welder certificates . . . . .	9	225 00
Duplicate copies . . . . .	1	1 00
Photo, plans, typing . . . . .	1,320	2,879 00
Totals . . . . .	<u>23,828</u>	<u>\$996,013 75</u>

## SUMMARY OF ACCIDENTS AND REPORTS, 1971

## Gas accidents:

Fatal . . . . .	0
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Nonfatal . . . . .	0
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Elevator accidents. . . . .	44
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Fatal . . . . .	1
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Nonfatal . . . . .	43
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Escalator accidents . . . . .	39
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Building accidents — special reports . . . . .	6
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Complaints made —	{ violations. . . . .	721
	{ unsafe buildings . . . . .	1,126

Communications acted on . . . . .	1,350
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Complaints referred to court for prosecution . . . . .	1,356
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## Court action:

Entered . . . . .	450
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Warrants issued. . . . .	45
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Continued . . . . .	601
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Placed on file . . . . .	10
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Dismissed . . . . .	250
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## ELECTRICAL INSPECTION DIVISION

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No.	1971
1	Inspections made — interior . . . . . 27,482
2	Inspections made — exterior . . . . . 4,448
3	Manholes constructed . . . . . 137
4	Underground services installed . . . . . 785
5	Poles set in new locations . . . . . 508
6	Poles standing in public ways . . . . . 23,110
7	Poles removed . . . . . 554
8	Notices of overhead construction . . . . . 4,860
9	Notices of underground construction . . . . . 3,982
10	Reports of overhead construction . . . . . 3,256
11	Reports of underground construction . . . . . 3,111
12	Vaults installed in public ways and customers' vaults . . . . . 7
13	Underground conduits installed — number of linear feet . . . . . 161,034
14	Accident reports investigated — exterior . . . . . 545
15	Board and nursery homes inspected . . . . . 74
16	Hospitals inspected . . . . . 70
17	Nursing schools or day care agencies inspected . . . . . 45
18	Day care centers and rest homes . . . . . 118
19	Medical schools inspected . . . . . 17
20	Permits granted for electrical work — interior . . . . . 5,979
21	Complaints received and investigated . . . . . 398
22	Grants of location approved . . . . . 398
23	Underground installations completed, 110,000 volts . . . . . 345
24	Number of new municipal lampposts installed . . . . . 1,070
25	Number of municipal lampposts removed . . . . . 1,010
26	Number of lampposts in Boston . . . . . 15,146
27	Complaints received and investigated . . . . . 750

CITY OF BOSTON — BUILDING DEPARTMENT  
SUMMARY REPORT OF INSPECTIONS  
YEAR ENDING DECEMBER 31, 1971

DIVISION	REASONS FOR INSPECTIONS											TOTAL
	A	B	C	D	E	F	G	H	I	J	K	L
Construction I.....	629	4,322	807	1,389	—	47	50	—	406	—	—	—
Construction II.....	533	4,178	1,128	1,938	—	65	50	—	369	—	—	7,650
Construction III.....	612	4,612	1,289	2,214	—	74	50	—	455	—	—	8,261
Egress.....	946	128	106	—	4,825	79	—	—	24	—	—	9,344
Electrical.....	5,724	27,482	650	—	528	132	258	424	76	48	—	11,196
Elevators.....	5,185	987	254	339	2,383	660	1,530	2,918	70	47	56	35,334
Gas fitting.....	4,074	4,200	1,050	250	—	—	800	—	155	—	—	14,652
Plumbing.....	2,293	15,108	346	354	—	—	258	—	—	—	—	11,129
Sprinklers.....	215	365	235	200	—	—	240	—	—	—	—	18,339
Grand Total.....	20,211	61,382	5,865	6,664	7,736	1,057	3,236	3,342	1,555	95	56	6,971
												118,170

EXPLANATION OF TERMS

"Reason for Inspection" Column

A—Application: inspection of site or premises conditional to issuance of a permit.

B—Job visit: inspection of work being done under a permit issued by the department.

C—Complaint inspection of premises in response to a complaint referred by the Enforcement Section.

D—Correction of violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.

E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a license or certificate is conditioned.

F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.

G—Special programmed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules — i.e., day care agencies.

H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.

I—Fire and other catastrophe: inspection to determine resulting hazardous conditions and code violations.

J—

K—

L—Other: inspection initiated by the department, city, state, or other jurisdiction for a purpose other than those specified above.

## FINANCIAL REPORT, 1971 — EXPENDITURES

1. PERSONAL SERVICES:		
10. Permanent employees . . . . .	\$271,307 13	
12. Overtime . . . . .	3,300 00*	
	<hr/>	
	\$274,607 13	
2. CONTRACTUAL SERVICES:		
27. Repairs to equipment . . . . .	\$282 24	
28. Transportation of persons . . . . .	6,676 00*	
29. Miscellaneous contractual services . . . . .	295,261 49	
	<hr/>	
	\$302,219 73	
3. SUPPLIES AND MATERIALS		
36. Office supplies . . . . .	\$471 09	
39. Miscellaneous supplies . . . . .	35 00	
	<hr/>	
	\$506 09	
4. CURRENT CHARGES AND OBLIGATIONS:		
49. Dues, Subscriptions, and licenses . . . . .	\$240 00	
	<hr/>	
Grand Total . . . . .	\$577,572 95	

\*Estimated

## SIXTEENTH ANNUAL REPORT

OF THE

## BEACON HILL ARCHITECTURAL COMMISSION

FOR THE YEAR ENDING DECEMBER 31, 1971

HON. KEVIN H. WHITE,

*Mayor of Boston.*

DEAR MR. MAYOR:

This report for the year 1971 is the sixteenth annual report of the Beacon Hill Architectural Commission; in accordance with the provisions of Chapter 616 of the Acts of 1955 as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for certificates of appropriateness were \$185. Cases were disposed of as follows:

Certificates of appropriateness issued	34
Applications rejected	5
Applications withdrawn	1
Applications held over	3
Certificates of nonapplicability issued	41
Approved for ordinary repairs	12
Advisory opinions given	5

The Commission has processed 1,954 cases in the seventeen years of its operation. We record the recent passing of Ralph Boyd, Esq., a member of the Commission for the years 1967 to 1971, the nominee of the Beacon Hill Civic Association. Mr. Jesse R. Fillman, of 16 Lime Street, was appointed in May of 1971 as General Boyd's replacement. The Commission is now composed of the following members:

<i>Member</i>	<i>Nominated by</i>	<i>Term Ends</i>
Joseph L. Eldredge	The Mayor	
John Codman	Boston Real Estate Board	May 1, 1972
John P. Bennett	Boston Society of Architects	May 1, 1973
James D. McNeely	Society for the Preservation of New England Antiquities	May 1, 1974
Jesse R. Fillman	Beacon Hill Civic Association	May 1, 1976



The alternate members of the Commission authorized by Section 1 of Chapter 429 of the Acts of 1965 are as follows:

<i>Alternate Member</i>	<i>Nominated by</i>	<i>Term Ends</i>
Benjamin Cook	The Mayor	
Alexander McIntyre	Beacon Hill Civic Association	May 1, 1971
Frederick W. Lord	Boston Real Estate Board	May 1, 1972
George Notter, Jr.	Boston Society of Architects	May 1, 1973
Harriet Ropes Cabot	Society for the Preservation of New England Antiquities	May 1 1974

The officers for 1972 and 1973 are: Joseph L. Eldredge, Chairman; John Codman, Acting Vice-Chairman; Richard L. Granara, Jr., Secretary.

We look forward to the creation of the Landmarks Commission as a way of bringing to other sections of the city the same cultural, social, and economic benefits now enjoyed by the Back Bay and Beacon Hill. Our Commission has worked to advise and support the activities of the Landmarks staff because we feel that a well-structured preservation policy would do much to stabilize and direct growth in the inner city. There is an increasing interest in the use of "architectural conservation districts" as a method of allowing sound residential neighborhoods near the center of the city to protect themselves against inappropriate development.

The question of how the two existing architectural districts can be best related to the Landmarks Commission has received serious attention. The Beacon Hill Architectural Commission, together with the Beacon Hill Civic Association, is committed to develop a workable relationship with the Landmarks Commission in the next few months. We understand that the Back Bay Architectural Commission will join us in this effort.

Very truly yours,

JOSEPH L. ELDREDGE.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its thirteenth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1971.

COMMISSION MEMBERSHIP

Richard B. Fowler, *Chairman*

Alfred Gross, *Vice-Chairman*

MEMBERS	TERM ENDING
Richard Battles, Boston Society of Civil Engineers. . . . .	May 1, 1972
Vincent DiNunno, Mayor's Selection. . . . .	Holdover
Michael Flaherty*, Mayor's Selection. . . . .	May 1, 1973
Richard B. Fowler, Greater Boston Real Estate Board. . . . .	Holdover
Alfred Gross, Master Builders' Association of Boston. . . . .	Holdover
Louis P. Leonard, Mayor's Selection. . . . .	Holdover
Thomas J. McIntyre, Greater Boston Labor Council. . . . .	Holdover
Theodore W. Paul, Massachusetts Motor Truck Association, Inc. . . . .	Holdover
John N. Philips, Associated Industries of Massachusetts. . . . .	Holdover
Eric Powell†, Greater Boston Chamber of Commerce. . . . .	May 1, 1972
Stanley Underhill, Boston Society of Landscape Architects. . . . .	Holdover

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\*Representative Michael Flaherty was appointed by the Mayor to the unexpired term of Mr. Joseph Lyons, Mayor's selection, who resigned in 1970. Representative Flaherty was duly sworn by the City Clerk on February 4, 1971.

†Mr. Eric Powell was nominated by the Greater Boston Chamber of Commerce and appointed by the Mayor to serve the unexpired term of Mr. Melvin B. Miller, who resigned in 1970. He was duly sworn by the City Clerk on January 28, 1971.

## ANNUAL MEETING

In compliance with the provisions of Section 9, Chapter 3, of the Revised Ordinances of 1961, the Commission held its annual organization meeting on May 28, 1971, when the following officials were elected: Mr. Richard B. Fowler, Chairman\*; Mr. Alfred Gross, Vice-Chairman\*; Mr. Mace Wenniger, Secretary.

The following appointment was also made: Mr. Mace Wenniger, Advisor.

On November 29, 1971, Mr. Mace Wenniger submitted his resignation as Secretary to the Zoning Commission. Miss Elizabeth Dakers was elected Secretary in his place on the same date.

## LEGISLATION

During the year there were no changes made in the Zoning Enabling Legislation, Chapter 663 of the Acts of 1956, by the Massachusetts Legislature.

## ACTIVITIES

Public hearings, executive sessions, and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and secretarial work. A detailed record of proceedings has been filed in the office of the Commission on the ninth floor of City Hall. This record is open to public inspection, and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications.

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\*Indicates reappointment or reelection.

## APPLICATIONS FOR MAP AMENDMENTS

*Pending December 31, 1970*

No. 84, Ellen P. O'Meara, 875 Adams Street, Dorchester, change R-.5 to L-.5 — withdrawn.

No. 99, James Haley et al., East Boundary Road, Roslindale, change H-1 to S-.5 — pending.

No. 105, Boston Redevelopment Authority, north side of Francis Street, Fenway Urban Renewal Area, change H-3, H-2, and L-1 to B-4 — withdrawn.

No. 106, New England Hospital, Columbus Avenue at Dimock Street, Roxbury, change H-1 and R-.8 to B-2 — granted B-1, May 28, 1971, effective June 14, 1971.

No. 107, Alan G. Zuker, Western Avenue and Spur Street, Brighton, change R-.5 and R-.8 to M-1 — withdrawn.

No. 108, Zoning Commission, Back Bay, Boston, change H-5 to H-5-70; B-2, B-4, and B-8 to B-4-70; L-2 to B-8-120 — granted with minor change, January 28, 1971, effective February 17, 1971.

No. 111, Boston Redevelopment Authority, Parcel P-12 and abutting land, South Cove Urban Renewal Area, change B-8 to B-8-U — granted, January 28, 1971, effective February 17, 1971.

No. 113, Sevenel, Inc., Austin and Sherrin Streets, Hyde Park, change S-.5 and R-.5 to R-.8 — postponed by petitioner.

No. 114, Pasquali Franchi, Perkins and Chestnut Streets, Jamaica Plain, change S-.3 to H-3 — withdrawn by petitioner.

No. 115, Boston Redevelopment Authority, State and Congress Streets, Government Center and Waterfront Urban Renewal Areas, change B-8 and B-10 to B-10-U — granted, April 8, 1971, effective April 30, 1971.

No. 116, Carlton House Trust, Arlington Street and Commonwealth Avenue, change H-5 to B-8 — postponed by petitioner.

No. 117, Boston Redevelopment Authority, southeast side of Huntington Avenue, Public Alley No. 405 to West Newton Street, Fenway Urban Renewal Area, change B-2 to B-8-U — granted, January 28, 1971, effective February 17, 1971.

No. 118, BRA in behalf of Pasquali Franchi, PDA No. 6, Gardner and Babcock Streets, Brighton, change B-2 to B-2-D — granted, January 28, 1971, effective February 17, 1971.

No. 119, Boston Redevelopment Authority, 336-346 Shawmut Avenue, 610-626 Tremont Street, South End Urban Renewal Area, change H-2 to H-3-U — granted, April 8, 1971, effective April 30, 1971.

No. 120, Boston Redevelopment Authority, southerly corner of Washington and Kneeland Streets, South Cove Urban Renewal Area, change B-8 to B-8-U — granted, January 28, 1971, effective February 17, 1971.

*Received in 1971*

No. 121, Boston Redevelopment Authority, Parcels R-5A, R-20, R-28, change H-1 to H-1-U — R-20, R-28 granted, R-5A withdrawn, April 8, 1971, effective April 30, 1971.

No. 122, Boston Redevelopment Authority, South End Urban Renewal Area: H-2 district bounded roughly by Chandler Street, Berkeley Street, Tremont Street, and West Springfield Street, change H-2 to H-3; part of B-2 district along Tremont Street from Massachusetts Turnpike to point 145 feet north-east of Clarendon Street, change B-2 to B-4; Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6, R-3b, and R-6, change H-2 to H-3-U — granted, August 23, 1971, effective September 13, 1971.

No. 123, Henry H. Johnson, H-2 district, Columbia Road, South Boston, change H-2 to H-1-50 — granted H-1, May 28, 1971, effective June 14, 1971.

No. 124, Boston Redevelopment Authority, Chappie and Medford Streets, Charlestown (Parcel R-6), change H-1 to H-1-U — granted, May 28, 1971, effective June 14, 1971.

No. 125, Boston Redevelopment Authority, Dalton and Scotia Streets, Fenway Urban Renewal Area, change B-2 to B-8 — withdrawn.

No. 126, Boston Redevelopment Authority, Campus High Urban Renewal Area: Parcels R-1, R-2, R-3, change H-2 and L-2 to H-1-U; Parcels R-4, R-5, P-4, change H-1, H-2, and L-2 to H-2-U; Parcel R-6, change H-1 and L-2 to H-2-U — granted, November 29, 1971, effective December 20, 1971.

No. 127, Jean Parker, B and Athens Streets, South Boston, change B-1 to M-1 — granted, November 29, 1971, effective December 20, 1971.

## APPLICATIONS FOR TEXT AMENDMENTS

*Pending December 31, 1970*

No. 19, Zoning Commission at the request of the Mayor, to establish new districts H-5-70 and B-4-70 with height restrictions of 70 feet at front parapet, 90 feet to top of roof, and with a minimum front yard of 20 feet, but allowing bay windows, as defined, to extend into front yard; to establish a new district B-8-120 with a maximum height of 120 feet; to repeal Section 15-4, *Increase in Floor Area Ratio for Large Lots in H-5 Districts* — granted except for repeal of Section 15-4, January 28, 1971, effective February 17, 1971.



No. 20, Zoning Commission at the request of BRA, to make parking lots an allowed rather than conditional use in B-4, B-8, and B-10 districts provided that the use is temporary and utilizes project land owned by the BRA — granted by Commission, January 28, 1971; vetoed by Mayor; veto not over-ridden.

*Received in 1971*

No. 21, Liugi and Jean Guinta, Joseph M. Smith, Use Item No. 37 — definition changed to exclude drive-in restaurants; use Item No. 50 — drive-in restaurants conditional in M districts where previously allowed — denied August 3, 1971.

No. 22, Zoning Commission, H-1 district, height in excess of 50 feet to require Board of Appeal approval — pending.

No. 23, Zoning Commission, Use Item No. 36A inserted, defining “retail catering” or take-out food services and making the use forbidden in S, H, and R districts, conditional in L, B, and W districts, allowed in I districts and in M districts if more than 400 feet from any residential district, otherwise conditional; Use Item No. 37 redefined to exclude drive-in restaurants; Use Item No. 50, redefined to include drive-in take-out food services, and make the use conditional in M districts if within 400 feet of a residential district, otherwise allowed — granted, except that Use Items Nos. 36A and 50 were made allowed in M districts, August 3, 1971, effective August 12, 1971.

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B = General Business  
 D = Planned Development Area Subdistrict  
 H = Apartment  
 I = General Industrial  
 L = Local Business  
 M = Restricted Manufacturing  
 PDA = Planned Development Area

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R = General Residential  
 S = Single Family  
 U = Urban Renewal Area Subdistrict  
 URA = Urban Renewal Area  
 W = Waterfront Industrial  
 Nos. 0.3 through 10 = Floor Area Ratios  
 Nos. 70, 120 = Height Restriction Districts

## FINANCIAL STATEMENT

Appropriation — 1971 . . . . . \$4,960 00

## Expenditures:

10	Permanent Employees .	\$829 98	
29	Contractual Services .	1,790 24	
36	Office Supplies . . .	132 16	
		<hr/>	2,752 38

Balance unexpended . . . . . \$2,207 62

Income received for filing fees from petitions received in 1971:

One text amendment application fee . . .	\$100 00	
Five map amendment application fees . . .	500 00	
	<hr/>	\$600 00

Respectfully submitted,

RICHARD B. FOWLER, *Chairman.*

ELIZABETH DAKERS, *Secretary.*

## BOARD OF APPEAL

The Board of Appeal, established in accordance with Section 117 of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning may vary the provisions of the acts referred to it in specific cases, which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department for the year 1971:

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	11
Appeals received	16
Decisions rendered also in re cases carried over from 1970	0
Appeals sustained	6
Appeals sustained with provisos	5
Appeals dismissed	2
Appeals withdrawn	0
Appeals pending	3

In re Zoning Law, Chapter 665, Acts of 1956, as amended:

Decisions rendered	240
Appeals received	295
Decisions rendered also in re cases carried over from 1970	23
Appeals sustained	91
Appeals sustained with provisos	91
Appeals dismissed	58
Appeals withdrawn	6
Appeals pending	89

Very truly yours,

for the Board of Appeal,

CHARLES F. SPILLANE, *Secretary*.

## BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1971 the Board heard four complaint cases, of which three were dismissed and one license was suspended

Following is a table of 1971 activities:

Applications received and processed . . . . .	275	
Applications approved and issued . . . . .	225	
Applications approved and not issued . . . . .	10	
Applications rejected . . . . .	22	
Applicants absent . . . . .	18	
New licenses . . . . .	46 at \$25	\$1,150
New licenses . . . . .	179 at 15	2,685
Reissues . . . . .	155 at 15	2,325
Renewals . . . . .	2,049 at 10	20,490
Total licenses . . . . .	2,429	
Total receipts . . . . .		\$26,650

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary,*  
*Board of Examiners.*







CITY OF BOSTON  PRINTING SECTION